046.A	0004	0080.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	640,700	/	640,700
USE VALUE:	640,700	/	640,700
ASSESSED:	640,700	/	640,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #: 80

Owner 1:	DEBESCHE JOHAN C &
Owner 2:	STACKHOUSE SARA E
Owner 3:	
Street 1:	80 FRANKLIN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEBESCHE JOHAN C -
Owner 2:	STACKHOUSE SARA -
Street 1:	80 FRANKLIN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Aluminum Exterior and 2860 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	640,700			640,700
Total Card	0.000	640,700			640,700
Total Parcel	0.000	640,700			640,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 224.02 | /Parcel: 224.0

Legal Description

User Acct 260441

GIS Ref

GIS Ref

Insp Date 04/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 046.A-0004-0080.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	630,700	0	.		630,700	630,700	Year End Roll	12/18/2019
2019	102	FV	552,800	0	.		552,800	552,800	Year End Roll	1/3/2019
2018	102	FV	462,900	0	.		462,900	462,900	Year End Roll	12/20/2017
2017	102	FV	421,100	0	.		421,100	421,100	Year End Roll	1/3/2017
2016	102	FV	421,100	0	.		421,100	421,100	Year End	1/4/2016
2015	102	FV	388,400	0	.		388,400	388,400	Year End Roll	12/11/2014
2014	102	FV	370,200	0	.		370,200	370,200	Year End Roll	12/16/2013
2013	102	FV	370,200	0	.		370,200	370,200		12/13/2012

!14946!

PRINT

Date	Time
12/11/20	04:43:27

LAST REV

Date	Time
10/26/20	10:57:37

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14946

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEBESCHE JOHAN	64000-163		7/31/2014	Convenience	1	No	No		
DE BESCHE AUSTI	42974-521		6/4/2004		350,000	No	No		

USER DEFINED

Prior Id # 1:	32805
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/28/2020	1005	Insulate	32,056	C				
10/6/2017	1324	Heat App	6,000	C				
7/13/2017	850	Inlaw Ap	128,000	O				
8/23/2012	1060	New Wind	4,288					
11/17/2006	1010	Redo Kit	45,000			G8	GR FY08	replace windows

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2018	Measured	DGM	D Mann
4/27/2018	Permit Visit	DGM	D Mann
5/5/2005	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7616													G6	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.01713276
Const Adj.:	0.98990101
Adj $ / SQ:	297.024
Other Features:	76500
Grade Factor:	1.00
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	787090
Depreciation:	146399
Depreciated Total:	640691

COMMENTS

HEAT FUEL 1 OIL 1 GAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1				HB 1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	252.47
Special Features:	0	Val/Su Net:	224.02
Final Total:	640700	Val/Su SzAd	224.02

SKETCH

UnSketched SubAreas:
GLA: 2860,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,860	297.020	849,488

Net Sketched Area:	2,860			Total:	849,488
Size Ad	2860	Gross Are	2860	FinArea	2860

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

046.A-0004-0080.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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